



2006 00021649

Bk: 8826Pg: 167 Page: 1 of 2
 Recorded: 08/04/2006 12:34 PM

MASSACHUSETTS EXCISE TAX
 Hampshire District ROD #13 001
 Date: 08/04/2006 12:34 PM
 ctrl# 018073 17134 Doc# 00021649
 Fee: \$1,468.32 Cons: \$321,800.00

Affected premises: 289 Triangle Street
 Amherst, MA 01002

WARRANTY DEED

I, Wendy S. Gotesman, a single person, of 289 Triangle Street, Amherst, Massachusetts, 01002

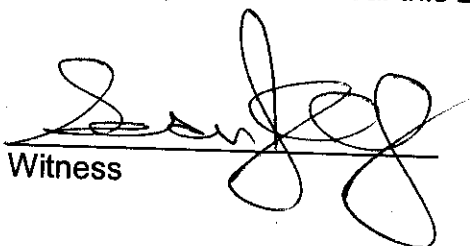
in consideration of Three Hundred Twenty One Thousand Eight Hundred 00/100 (\$321,800.00) Dollars to me paid,

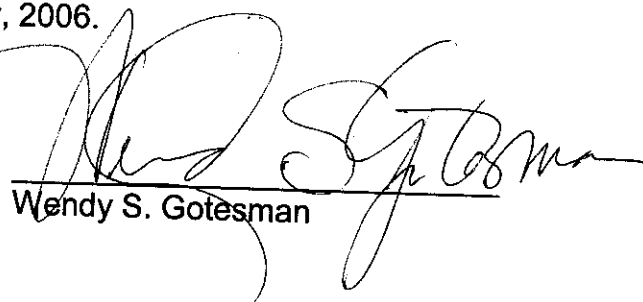
grant, with **WARRANTY COVENANTS**,

to Constantine Pleshakov, of 95 East Pleasant Street, Amherst, Massachusetts, 01002

The land in Amherst, Hampshire County, Massachusetts, bounded and described on "EXHIBIT A" ATTACHED HERETO AND MADE APART HEREOF.

Witness my hand and seal this 21st day of July, 2006.


 Witness


 Wendy S. Gotesman

COMMONWEALTH OF MASSACHUSETTS COUNTY OF HAMPSHIRE

On this 21st day of July, 2006, before me, the undersigned notary public, personally appeared Wendy S. Gotesman, proved to me through satisfactory evidence of identification, being driver's license - personal knowledge of identity, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



SEAN J. CLEARY
 Notary Public
 Commonwealth of Massachusetts
 My Commission Expires
 December 22, 2006

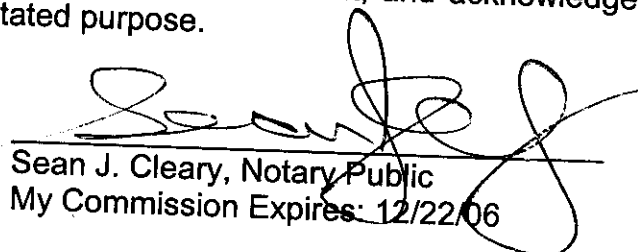

 Sean J. Cleary, Notary Public
 My Commission Expires: 12/22/06

EXHIBIT "A"

The land in Amherst, with the buildings thereon, on the easterly side of Triangle Street, bounded and described as follows:

Beginning at an angle in the easterly location of Triangle Street at the southwesterly corner of the tract herein described which is also the northwesterly corner of Tract No. 1 in Deed in Book 906, Page 511, at an iron pipe set 142.12 feet, more or less, in a northwesterly direction from the intersection of said Triangle Street and East Pleasant Street;

thence from said point of beginning running easterly 52 feet, more or less, to the center of an elm tree 24 inches in diameter;

thence turning to the left and running northerly 87.7 feet, more or less, to an iron pipe,

thence turning to the left and running westerly 107.2 feet (incorrectly referred to as 197.2 feet in previous deeds), more or less, to an iron pipe set in the easterly line of the location of said Triangle Street;

thence turning to the left and running southerly along said Triangle Street 101.06 feet, more or less, to the point of beginning.

The first course of tract herein described forms a portion of the northerly boundary of said Tract No. 1 in Deed in Book 906, Page 511. Being Tract 2 in Deed in Book 906, Page 511.

Together with the right to construct and maintain sewer and water lines over land conveyed to Walter Cows Jones, Described as Tract No. 1 Deed in Book 906, Page 511, and also over land now or formerly of Epharaim Y. Cosby lying easterly of tract above described.

Being the same premises conveyed by Deed of Norman M. Enman, Jr. to Wendy S. Gotesman on September 28, 1995 and recorded in the Hampshire County Registry of Deeds, Book 4745, Page 255.

ATTEST: HAMPSHIRE, Marianne L. Donohue, REGISTER
MARIANNE L. DONOHUE